

42-157 44-2-157

42-144 44-2-130 44-2-135

42-159 44-2-159

42-145 44-2-131 44-2-141-

42-146

MORTGAGEE'S QUIT-CLAIM DEED
WITHOUT COVENANTNO TRANSFER
TAX PAID

029211

42-148 44-2-134

149
44-2-154
44-2-155

KNOW ALL MEN BY THESE PRESENTS, that Peoples Heritage Savings Bank, a Maine banking corporation, having its principal place of business at One Portland Square, Portland, Maine 04101 ("Grantor"), for consideration paid, release to APEX, Inc., with a mailing address of c/o Peoples Heritage Bank, One Portland Square, Portland, Maine 04101 ("Grantee") all its right, title and interest, if any, in and to the real estate described on Exhibit A attached hereto, being certain land located in the City of Waterville, County of Kennebec, State of Maine (the "Property").

The purpose of this deed is to release unto said Grantee the interests, if any, that Peoples Heritage Savings Bank might have in the above-described Property by virtue of a Mortgage and Security Agreement dated June 19, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3183, Page 100, which Property Grantor has the authority to convey by virtue of and in execution of a statutory Power of Sale contained in the above-mentioned mortgage, pursuant to all of which a foreclosure by Power of Sale was conducted on December 17, 1991, at which sale Grantee was the highest bidder for the Property herein conveyed. In accordance with the provisions of 14 M.R.S.A. §6203-A, this mortgagee's deed is given conveying all interests of Grantor in the land and improvements.

This Conveyance is made subject to real estate taxes assessed by and payable to the City of Waterville, Maine. By acceptance of this Deed, Grantee acknowledges that no express or implied representations have been or are made concerning the physical condition of the land and improvements hereby conveyed.

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IN WITNESS WHEREOF, Peoples Heritage Savings Bank has caused this instrument to be signed in its name by Theodore N. Sontas its Vice President hereunto duly authorized, this 18th day of December, 1991

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

PEOPLES HERITAGE SAVINGS BANK

Linda L. Higgins
Witness

By: Theodore N. Sontas
Its Vice President

STATE OF MAINE
CUMBERLAND, ss.

December 18, 1991

Personally appeared the above-named Theodore N. Sontas, the Vice President of Peoples Heritage Savings Bank, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Peoples Heritage Savings Bank.

Before me,

Linda L. Higgins
Notary Public/Attorney at Law
LINDA L. HIGGINS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 22, 1994
Print name and title

DLG/70745.B12



42-144 to 146
 42-148 to 150
 42-154 to 155
 42-157
 42-159
 42-161
 43-8 to 11
 43-14 to 18

EXHIBIT A

A certain lot or parcel of land together with the buildings and improvements thereon located in the Town [City] of Waterville, County of Kennebec, and State of Maine, more particularly bounded and described herein.

Commencing at the northeast corner of the homestead farm of Hazel M. Marsh; thence southerly along the westerly line of Cool Street about 330 feet to a point, which point is 300 feet southerly measured at right angles of the northerly line of said homestead farm, and which point marks the northeast corner of land formerly of said Ralph Nash, which land was conveyed to him by warranty deed of said Hazel M. Marsh dated April 26, 1948, and recorded in the Kennebec Registry of Deeds in Book 876, Page 192; thence westerly along the northerly line of said land formerly of said Ralph Nash to the easterly line of the First Rangeway; thence northerly along the easterly line of said First Rangeway to the northerly line of said homestead farm; thence easterly along the northerly line of said homestead farm to the point of beginning.

Excepting and reserving therefrom, however, a parcel of land described as follows: Commencing at the northeast corner of said homestead farm of said Hazel M. Marsh; thence southerly along the westerly line of Cool Street about 330 feet to a point, which point is 300 feet southerly measured at right angles from the northerly line of said homestead farm; thence westerly and in the aforesaid northerly line of the land formerly of said Ralph Nash about 300 feet; northerly at right angles about 300 feet to said northerly line of said Hazel M. Marsh; thence easterly along said northerly line of said Hazel M. Marsh about 440 feet to the point of beginning, containing approximately 2 1/2 acres.

ALSO a right of way to build and maintain a sewer across excepted parcel extending from its westerly line to the westerly line of Cool Street 10 feet in width and having as its median line the median line of said reserved parcel.

ALSO excepting and reserving herefrom the following: Lots 1, 2, 7, 10, 11, 17, 18, 19, 20, 21, 22, 23 and 24 as shown on the "Plan of Forest Park ..." dated April 21, 1987 and recorded in said Registry of Deeds in File #E-87056.

DLG/70745.BG8

RECEIVED KENNEBEC SS.

1991 DEC 23 AM 9:00

 ATTEST: *Norma Reed*
 REGISTER OF DEEDS